

Bedford Housing Partnership
January 15, 2015

Present: Irma Carter, Jean Hammond, Ellis Kriesberg, Lisa Mustapich, Jane Puffer,
Alice Sun, Christina Wilgren, Kristopher Washington,
Absent: Kate Moskos,
Others present: Mike Rosenberg, Selectman
Jessica Porter, Assistant Town Manager
Dan Gaulin, RHSO
Wendy Cohen, David Levy : New Seasons Development

Kriesberg called the meeting order at 7:30

Minutes of December 14, 2014

It was moved and seconded to approve the minutes of December 18 as written.

VOTE: 6-0-2. Unanimous in favor with Wilgren and Sun abstaining.

7 Walsh Road – New Seasons Development LLC

Using the real estate listing for 7 Walsh Road as an example, David Levy and Wendy Cohen, principals of New Seasons Development presented a case for buying affordable houses, rehabbing and “greening” then, “buying them down” then selling them to qualified buyers. While enthusiastic about the program, Members were concerned that available funds were limited. The BHP has no money to do the initial purchase. The MAHT has funds (\$384K) but those need to be ready for the possible purchase of the Coast Guard property. Members discussed a full range of possibilities. CPC has housing money which it has used in the past to buy down units in development to make them affordable- usually about \$75K. Bedford Village’s expiring use is still out there. We also need to be assured that any units we subsidize would be affordable in perpetuity. Would there be a safety net for the owner? Who would do lottery? What would the AMI be 100%, 110%, 120%? Gaulin noted that Sudbury is doing 80% as are some neighboring towns. Members felt they needed some parameters. (One of the members checked the listing for #7 Walsh Road – it’s already been sold.)

Life Management

Puffer reported that Community Teamwork Inc (Lowell) has been selected to administer the “Bedford Housing Project”, a program to support families with job training and career opportunities. 15 families have expressed an interest in participating. The state is also interested in making it a model program. CTI is working with BHA tenants to provide a support system, improve job skills, training, career opportunities. First meeting is January 21. Puffer will keep us up to date.

Future meetings

Members all agreed – we need to put priorities in order. Bedford Village’s expiring use date is 2018. We must continue to put CPC money into reserve for housing purposes. CPC has about \$1 million. Jessica Porter said she would create a report for the next BHP meeting showing how much money is available for affordable housing projects (CPC, MAHT, HOME, etc.) and the estimated amount of money needed for current projects (Ashby Place, Expiring Use, Small Grants, Coast Guard, etc.).

Meeting adjourned at 9:05pm

Next meeting:
February 26

Recorded: Irma Carter

Approved February 26, 2015